


UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

MEMORANDUM

Via Inter-Office Mail

TO: Honorable Alvin K. Hellerstein
United States District Judge

CC: Martin Bell, Assistant United States Attorney
Russell Capone, Assistant United States Attorney

FROM: Richard Wilson 
Chief Deputy Clerk, Administration

DATE: April 14, 2020

SUBJECT: *United States of America v. Jona Rechnitz,*
16 Cr. 389 (AKH) ~

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For your review, I am enclosing correspondence received in the Office of the Clerk of Court, on April 2, 2020.

If you should have any questions, please contact me at extension 0149.

please file this letter in
AKH

Beneficiary Request-1

Chora | Young LLP
Attorneys at Law
A Limited Liability Partnership

Collection Law
Judgment Enforcement
Asset Location & Seizure
Pre-Judgment Remedies

650 Sierra Madre Villa, Ste. 304 • Pasadena, CA 91107 • Tel: 626-744-1838

March 27, 2020

SENT VIA US MAIL

U.S. District Court, Southern District of New York
500 Pearl St
New York, NY 10007

Re: BENEFICIARY STATEMENT REQUEST
Borrower: Robert Rechnitz and Melanie Susan Rechnitz
Property Address: 454 S McCadden Place, Los Angeles, CA 90020
Recorded Instrument No.: 20160683228

To Whom It May Concern:

Pursuant to Civil Code §2943, this firm is requesting a Beneficiary Statement from the senior lienholders of the above-described property, of which U S District Court, Southern District of New York is one.

My client, WVJP 2018-3, LP, currently holds a subordinate judgment lien on the subject property reference above, secured by an Amended Abstract of Judgment recorded in Los Angeles County (instrument no.: 20190441523). A copy of the Abstract of Judgment is attached hereto for your reference.

Civil Code §2943 states in pertinent part:

2) "Beneficiary statement" means a written statement showing:

(A) The amount of the unpaid balance of the obligation secured by the mortgage or deed of trust and the interest rate, together with the total amounts, if any, of all overdue installments of either principal or interest, or both

(B) The amounts of periodic payments, if any.

(C) The date on which the obligation is due in whole or in part

(D) The date to which real estate taxes and special assessments have been paid to the extent the information is known to the beneficiary.

(E) The amount of hazard insurance in effect and the term and premium of that insurance to the extent the information is known to the beneficiary.

(F) The amount in an account, if any, maintained for the accumulation of funds with which to pay taxes and insurance premiums.

(G) The nature and, if known, the amount of any additional

Beneficiary Request-2

charges, costs, or expenses paid or incurred by the beneficiary which have become a lien on the real property involved.

(H) Whether the obligation secured by the mortgage or deed of trust can or may be transferred to a new borrower.

Civil Code §2943 also states that “A beneficiary, or his or her authorized agent, shall, within **21 days** of the receipt of a written demand by an entitled person or his or her authorized agent, prepare and deliver to the person demanding it a true, correct, and complete copy of the note or other evidence of indebtedness with any modification thereto, and a beneficiary statement.” [Emphasis added.]

Please provide the Beneficiary Statement within 21 days of receipt of this correspondence.

Should you have any questions or concerns, please do not hesitate to contact me at (626) 744-1838

Sincerely,

A handwritten signature in black ink, appearing to read 'JC' with a stylized flourish.

Joseph Chora, Esq.
Attorney for WVJP 2018-3, LP

JC/jh

Attachment

This page is part of your document - DO NOT DISCARD



20190441523



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/14/19 AT 04:51PM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	107.00



LEADSHEET



201905143280105

00016610326



009823299

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number)
 After recording, return to:
 Joseph Chora, SBN 284700
 Paul P. Young, SBN 257571
 CHORA YOUNG LLP
 650 Sierra Madre Villa Ave., Suite 102
 Pasadena, California 91107
 TEL NO: (626) 744-1838 FAX NO (optional):
 E-MAIL ADDRESS (Optional):

☒ ATTORNEY FOR ☐ JUDGMENT CREDITOR ☒ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles
 STREET ADDRESS 111 N. Hill Street
 MAILING ADDRESS 111 N Hill Street
 CITY AND ZIP CODE Los Angeles 90012
 BRANCH NAME Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF CWR Holdings, LLC	CASE NUMBER BC607132
DEFENDANT Bome! San Diego Equities, LLC et al	

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's Name and last known address

Robert Rechnitz
 454 South McCadden Place
 Los Angeles, CA 90020

- b. Driver's license no. (last 4 digits) and state ☒ Unknown
 c. Social security no. (last 4 digits): 6466 ☐ Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address).

Robert Rechnitz, 5455 Wilshire Blvd., Suite 800, Los Angeles, CA 90036

2. ☒ Information on additional judgment debtors is shown on page 2.
 3. Judgment creditor (name and address):
 WVJP 2018-3, LP
 c/o Chora Young, LLP 650 Sierra Madre Villa Ave. ste. 102
 Pasadena, CA 91107

Date: April 22, 2019

Paul P. Young, Esq

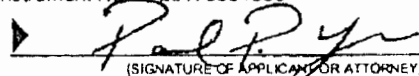
(TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2

5. ☒ Original abstract recorded in this county.
 Los Angeles

a. Date: 3/23/2017

b. Instrument No. 20170331356


 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$787,919.17

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 12/8/2016
 b. Renewal entered on (date):

- a. Amount: \$
 b. In favor of (name and address)

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has
 a. ☒ not been ordered by the court
 b. ☐ been ordered by the court effective until (date):
 12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
 b. ☐ A certified copy of the judgment is attached



Chern R. Carter Executive Officer / Clerk of Court

This abstract issued on (date).

05/13/2019

Clerk, by Anita K. Barron, Deputy

PLAINTIFF: CWR Holdings, LLC
 DEFENDANT: Bomel San Diego Equities, LLC et al.

COURT CASE NO
 BC607132

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13 Judgment creditor (name and address):

14 Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Bomel San Diego Equities, LLC
~~5455 Wilshire Blvd., Suite 1002~~
 Los Angeles, CA 90036

Driver's license no. [last 4 digits] and state.

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (address):

Bomel San Diego Equities, LLC
 Fame Zuluaga, Agent for Service of Process
 5455 Wilshire Blvd., Suite 800
 Los Angeles, CA 90036

17. Name and last known address

Driver's license no. [last 4 digits] and state

☐ Unknown

Social security no. [last 4 digits]

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

[]

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

[]

Driver's license no. [last 4 digits] and state

☐ Unknown

Social security no. [last 4 digits]

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20

Chora | Young LLP
3579 E. Foothill Blvd. #390
Pasadena, CA 91107

SANTA ANA
CA 926
30 MAR 20
PM 8:1

Orders & Judgments

W

U.S. District Court, Southern District of New York
500 Pearl St
New York, NY 10007

USM
SDNY
P3



2020 APR -2 PM 3:51

CLERK'S OFFICE
SDNY

10007-133099

